

Chamberlains or to the overseers. If the moneys arising from such sale be insufficient to repay all such expenses, then from time to time such deficiency shall be paid by the owner of every such building, being the person entitled to the immediate possession thereof, if known; and if, on demand thereof, such owner fail to pay such deficiency, then it shall be lawful for the lord mayor for the time being, if such ruinous building in question be within the city of London or the liberties thereof, or if elsewhere, for two or more justices of the peace, to levy the amount thereof by warrant under their hands and seals, by distress and sale of the goods and chattels of such owner, if any such can be found; and if no such owner can be met with, or, being met with, shall not on demand pay the said deficiency, and no sufficient distress of the goods and chattels of such owner can be found, then it shall be lawful for the person who shall at any time thereafter occupy any such building, or the ground where the same stood, and be in hereby authorized and required, to pay and deduct the same out of the rent thereof; and if he neglect or refuse to pay such deficiency, then the lord mayor, or two or more such justices of the peace, shall cause the same to be levied by distress and sale of the goods and chattels of any occupier of the premises, together with the costs of every such distress and sale;—and if the premises be situate within the city of London and its liberties, it shall be the duty of the person by whom the same shall be received, and he is hereby required, to pay the amount to the chamberlain, to be by him from time to time placed to the credit of the cash of the said city of London; and if the premises in respect of which such money shall be received or recovered be not situate within the said city of London and the liberties thereof, then to pay the amount received to the overseers of the poor for the time being of the parish or place where the premises shall be situate, to be by them placed to the account of the said parish, in aid of the poor-rate of the parish or place. s. 42.

Ruinous chimney-shafts, pots, or other things thereon, eaves, parapets, copings, slates, tiles, projections from front walls in danger of falling. See *Chimneys, ruinous*.

RULES of the Act may be modified by the Commissioners of Works and Buildings after being reported upon by the official referees, either at their own suggestion, or that of any interested party. s. 11.

RULES of the Act (except heights and thicknesses of walls) may, after the report of the official referees, in cases of rebuilding upon old sites, be modified by the Commissioners of Works and Buildings. s. 12.

Rules prescribed by the examiners for the examination of candidates, and granting them certificates for the office of district-surveyor, to be approved of by the Commissioners of Works and Buildings, and to be registered by the Registrar of Metropolitan Buildings. s. 66.

SALE of materials of ruinous buildings. See *Ruinous buildings*.

SCAVENGER'S cart of the ordinary width, every building of the 1st class must have some roadway which will admit such to one of its fronts, or to the inclosure about it. Schedule K.

SEAL, the Registrar of Metropolitan Buildings to keep one, and to affix the same to all documents made by the official referees required to be sealed; but if it shall appear to the said registrar that any such documents are contrary to law, or are not complete in any of the requisite forms, or are beyond the competence of the said official referees either with regard to the provisions of this Act, or any rules or regulations prescribed for their guidance by the said Commissioners of Works and Buildings, then it is the duty of the said registrar to refuse to affix the seal,—and thereafter, if the said official referees shall so require, it shall be his duty to report the matter, and the particular grounds and reasons for his refusal, to the said commissioners; and upon the receipt of such report the said commissioners shall authorize the said registrar to affix the seal, or to co-sign his refusal. s. 69.

Seal of office of Registrar of Metropolitan Buildings to be attached to official referees' certificates of sufficiency of strength of buildings. Schedule B, Part I. s. 16.

SECRETARIES of State, one of the principal, to appoint two architects or surveyors as official referees. s. 80.

Secretaries of State, one of the principal, the appointment of districts and district surveyors by magistrates, must have the consent of. ss. 64, 65.

SECOND or WAREHOUSE Class. Buildings built originally as warehouses, storehouses, granaries, breweries, distilleries, manufactories, workshops, or stables, or occupied or intended to be occupied as such, or for a similar purpose. Schedule C, Part I. s. 5. See *Class, alteration of*.

Capacity of 2nd class buildings: Rates of, determined by altitude only. Schedule C, Part III.

Cubical contents, to be ascertained by measuring according to the rule for ascertaining area, and from the surface of the lowest floor up to the under surface of the roof-covering. Schedule C, Part I. If any building of this class hereafter built or rebuilt contain more than 200,000 cubic feet, it must be divided by party-walls, so that there be not in any one part of such building more than 200,000 cubic feet without party-walls. Schedule C, Part IV. See *Openings in party-walls*. District-surveyor's fees: A farther fee, equal to one-half of the ordinary fees, to be paid in respect of every ad-

ditional 200,000 cubic feet, or any portion of 200,000 cubic feet, in any such building.

Roofs, to buildings of the 2nd class (in order to prevent the formation of curved roofs thereto), the plane of the surface of must not incline from the external or party-walls upwards at a greater angle than 40 degrees with the horizon. Schedule C, Part IV.

SECOND-RATE, 1st or dwelling-house class (district-surveyor's fee, new building, 3l. 3s.; addition or alterations, 1l. 10s., Schedule L), covering more than 6 squares, and not more than 10 stories, if containing 6 if in height more than 52 feet, and not more than 70 feet,

thickness of the external walls must (subject to modification as *Inclosing walls of stories*, which article see) be at least 17½ inches from the top of the footing up to the under side of the floor next but one below the topmost floor; and at the least 13 inches from thence up to the level of 22 feet below the topmost ceiling; and at the least 17½ inches from thence up to the level of 22 feet below the topmost ceiling; and at the least 13 inches from thence up to the top of the wall. Thickness of the party-walls must be at least 21 inches from the top of the footing up to the level of 52 feet below the topmost ceiling; and at the least 17½ inches from thence up to the level of 22 feet below the topmost ceiling; and at the least 13 inches from thence up to the top of the wall. Schedule C, Part III.

Second-rate, 2nd or warehouse class: more than 44 feet, and not more than 66 feet in height (district-surveyor's fee, new building, 3l. 3s.; addition or alteration, 1l. 10s., Schedule L), thickness of the external walls (subject to modification as *Inclosing walls of stories*, which article see) must be at least 21 inches from the top of the footing up to the level of 52 feet below the topmost ceiling; and at the least 17½ inches from thence up to the level of 22 feet below the topmost ceiling; and at the least 13 inches from thence up to the top of the wall. Thickness of the party-walls must be at least 21 inches from the top of the footing up to the level of 52 feet below the topmost ceiling; and at the least 13 inches from thence up to the top of the wall. Schedule C, Part III.

SEPARATE dwellings, underground rooms and cellars, used as. See *Lowermost rooms*.

Separate entrances, how affecting division of buildings by party-walls. See *Party-walls for dividing buildings*.

SERVANTS, workmen, and labourers may be fined, and in default be committed to gaol. See *Penalty*.

SEWERS: see Drains. Commissioners of: see *Drainage of houses, also Buildings, new and old*.

SHADWELL parish included within the operation of the Act. s. 3.

SHERIFF: see Penalties, recovery of, relative to his receipt thereof.

SHOP-FRONTS. See *Roof-coverings*.

Shop-fronts, with their entablatures, shutters, pilasters, and stall boards made of wood, if the street or alley in which any such front is situate be of less width than 30 ft., no part of such shop-front must be higher than 15 ft.; nor must any part, except the cornice, project from the face of a wall, whether there be an area or not, more than 5 in.; nor must the cornice project therefrom more than 13 in. If the street or alley be of greater width than 30 ft., no part of such shop-front, except the cornice, must project from the face of a wall, whether there be an area or not, more than 10 in.; nor must the cornice project therefrom more than 18 in. And the width of such street or alley must be ascertained by measuring the same; as herein directed with regard to the widths of streets and alleys. And the woodwork of any shop-front must not be fixed nearer than 4½ ins. from the centre line of a party-wall. And if such wood-work, be put up at such distance of 4½ ins., then a pier or corbel built of stone or of brick or other incombustible material, and 4½ ins. wide at the least, must be fixed in the line of the party-wall, so as to be as high as such wood-work, and to project one inch at the least in front of the face thereof. And the height of every shop-front must be ascertained by measuring from the level of the public foot pavement in front of the building. And every sign or notice-board fixed against or upon any part of any house or other building standing close to any public way must be so fixed that the top thereof shall be within 18 ft. at the most above the level of such public way. Schedule E. See s. 5.

SHORING-UP adjoining buildings, expenses of, recoverable. s. 40.

Shoring or boarding, Lord Mayor and Court of Aldermen in the city and liberty of London, and overseers in other places, to cause to be done to ruinous buildings immediately upon receiving from the official referees a copy of the district-surveyor's certificate, or to appeal to the referees for confirmation or annulling thereof. See *Ruinous buildings*.

SIGN-BOARDS. See *Shop-fronts*.

SINGULAR number, when used in the Act, to be understood to apply to a plurality of persons and things. s. 2.

SITES, questions relative to, official referees are to decide, being thereto required in writing. s. 82.

Site of party-walls and party-fence or boundary-walls. s. 32. See *Party and party-fence walls*.

SLATES in danger of falling. See *Chimneys, ruinous*.

SOILS, questions relative to, official referees are to decide, being thereto required in writing. s. 82.

SMOKE-JACKS and SOOT-DOORS. See *Chimney shafts*.

SOVEREIGN, buildings in possession of, or employed for the use of, are under special supervision. Schedule B, Part I.

SPECIAL services, district surveyor's fees for, not exceeding 2l. as the special referees shall, by writing under their hands, order and appoint, with the consent of the Commissioners of Works and Buildings.

SOUND, questions relative to the meaning of the term, official referees are to decide, being thereto required in writing. s. 82.

SQUARE (public). For meaning of the term, see *Street*. Square (the word) applied to any area or building, contains 100 superficial feet. s. 2.

STABLES. See *Second class*.

STAIRCASES, how affecting division of buildings by party-walls. See *Party-walls for dividing buildings*.

STAIRS, internal, to buildings of the first class, if of stone or other incombustible substance, they must be set in, or be fixed to, and be wholly upborne by, fire-proof constructions, and must be connected internally by landings, the floors of which are fire-proof, and wholly upborne and supported by fire-proof constructions, and must be connected with the exterior entrance by passages, the floors of which are fire-proof, and wholly upborne and supported by fire-proof constructions. Schedule C, Part VI.

Stairs and landings of third-class buildings, floors of, must be fire-proof. Schedule C, Part VI.

STAMP duty. Every certificate and every award required to be made or signed by the surveyor or the official referees, exempt from. s. 118.

STEAM-ENGINE. See *Chimney shafts*.

STEWARD for any owner of houses within the limits of the Act disqualified from being official referee or registrar. s. 95.

STOCK-NEWINGTON parish included within the operation of the Act. s. 3.

STOPPING of illegal openings in external walls. See *Openings in external walls*.

STORIES, inclosing walls to. For modification of ordinary rules relative to thicknesses of external walls generally, see *Inclosing walls*.

STORIES, number of, to be counted from the foundation upwards. And if the space in height between the top of the footings and the level of the lowest floor exceed 5 feet, then such space is to be considered the lowest or first story; and in that case the level of the lowest floor is to be considered 9 in. above the top of the footing. Schedule C, Part I. s. 5.

Buildings of the 1st or dwelling-house class are rated by the number of stories as well as by area and altitude. Schedule C, Part II.

Story (the word) to include the full thickness of the floor, as well as the space between the upper surface of one floor and the under surface of the floor next above it; or if there be no floor, then the space between the surface of the ground and the under surface of the floor next above it. s. 2.

STOVE-PIPES. See *Chimney shafts*.

STRATFORD-ON-AVON parish included within the operation of the Act. s. 3.

STREATHAM parish included within the operation of the Act. s. 3.

STRAY (the word) to include every square, circus, crescent, street, road, place, row, mews, lane, or place along which carriages can pass or are intended to pass, and that whether there be or be not, in addition to the carriageway, a footway, paved or otherwise. s. 2.

Streets, buildings, and other matters regulated according to this new Act from January 1st, 1845. s. 1.

Streets and alleys made or laid out before 1st January, 1845. See *Already built (the term)*.

Streets alleys, and other ways. From the passing of this Act, all the conditions, regulations, and directions contained in Schedule I, shall be duly observed and performed; and if any person offend in respect thereof he shall be liable to all the penalties and forfeitures by this Act imposed in respect of any buildings, either built contrary thereto, or without due notice to the district-surveyor. s. 52. See *Fidels*.

SUFFICIENT, questions relative to the meaning of the term, the official referees are to decide, being thereto required, in writing. s. 82.

SUMMONS, official referees may issue, to any person able to give evidence. s. 85. See *Evidence*.

SUNDAY, district-surveyor's office not required to be attended on. s. 72.

SUPERIOR COURTS. See *Removal of orders into*.

SUPERVISION, special, and exemption. Every building or other structure mentioned in Schedule B, Part I., shall be subject to special supervision by the official referees, according to the provisions of this Act in that behalf, and every such building of other structure mentioned in the said Schedule B, Part II., shall be exempt from supervision. s. 7.

Supervision, special, of buildings in schedule B, Part I.—Notice of deficiencies—Amendment—Approval by official referees—Notice of completion—New survey certificate—Prohibition of use—Penalty. Buildings comprised in schedule B, Part I. Before the builder begin to build the same, it is the duty of the architect or the builder to give notice to the official referees, and also, at the same time, to transmit for their inspection the plans, elevations, and other drawings made for the same;—and forthwith the official referees are to proceed to survey the situation of the intended building to ascertain whether such building can be erected on such situation with due regard to the security of the public;—and from time to time during the progress of such building, the official referees are to inspect the same to ascertain the sufficiency thereof;—and if such building or any part thereof appear defective, insufficient, or insecure, then they are to give to such architect or builder notice in writing of such parts as shall so appear to them;—and upon the receipt of such notice it shall be the duty of the architect or builder to amend and strengthen